West Side Flats

MASTER PLAN & DEVELOPMENT GUIDELINES *UPDATE*

VII. DEVELOPMENT GUIDELINES **DRAFT** SEPTEMBER 5, 2013

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ACKNOWLEDGEMENTS

CITY OF SAINT PAUL

Name

PROJECT MANAGEMENT TEAM

Name

COMMUNITY TASK FORCE

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CONSULTANTS

Names & Logos


MUNICIPAL
ELEVATOR

VII. DEVELOPMENT GUIDELINES

PURPOSE AND INTENT

Text to be added.

DEFINITIONS

Text to be added.

GUIDELINES

- Streets
- Site Development
- Buildings
- Parking
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STREETS

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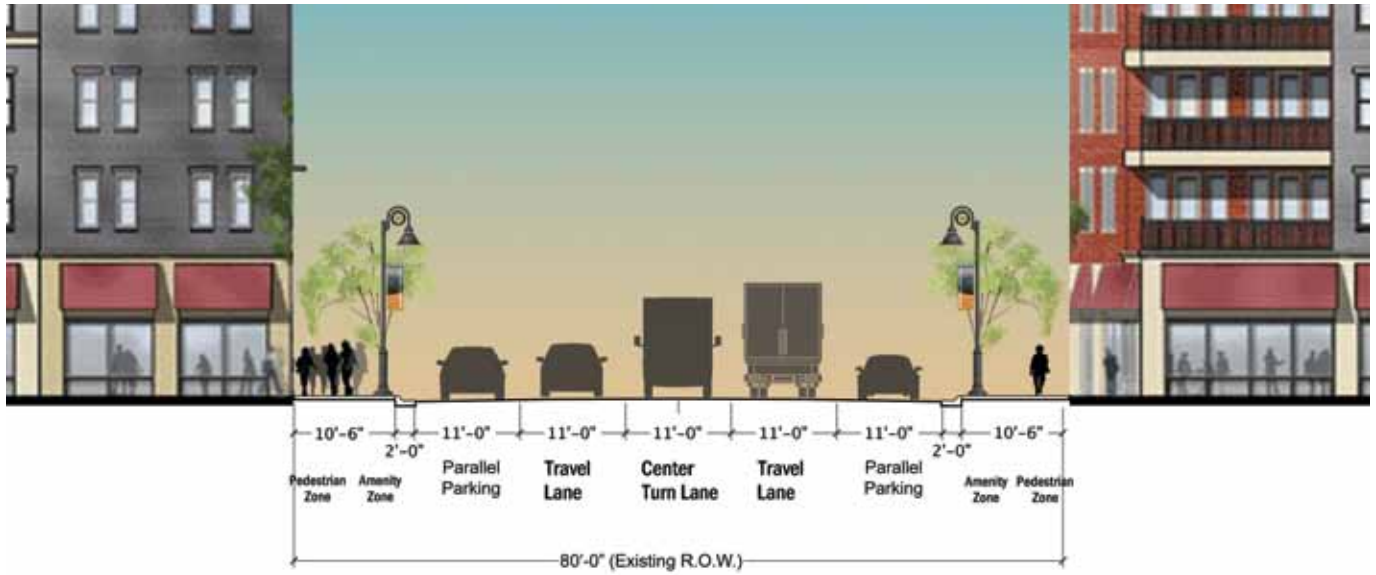
ROBERT STREET (EXISTING 80' R.O.W.)

Section



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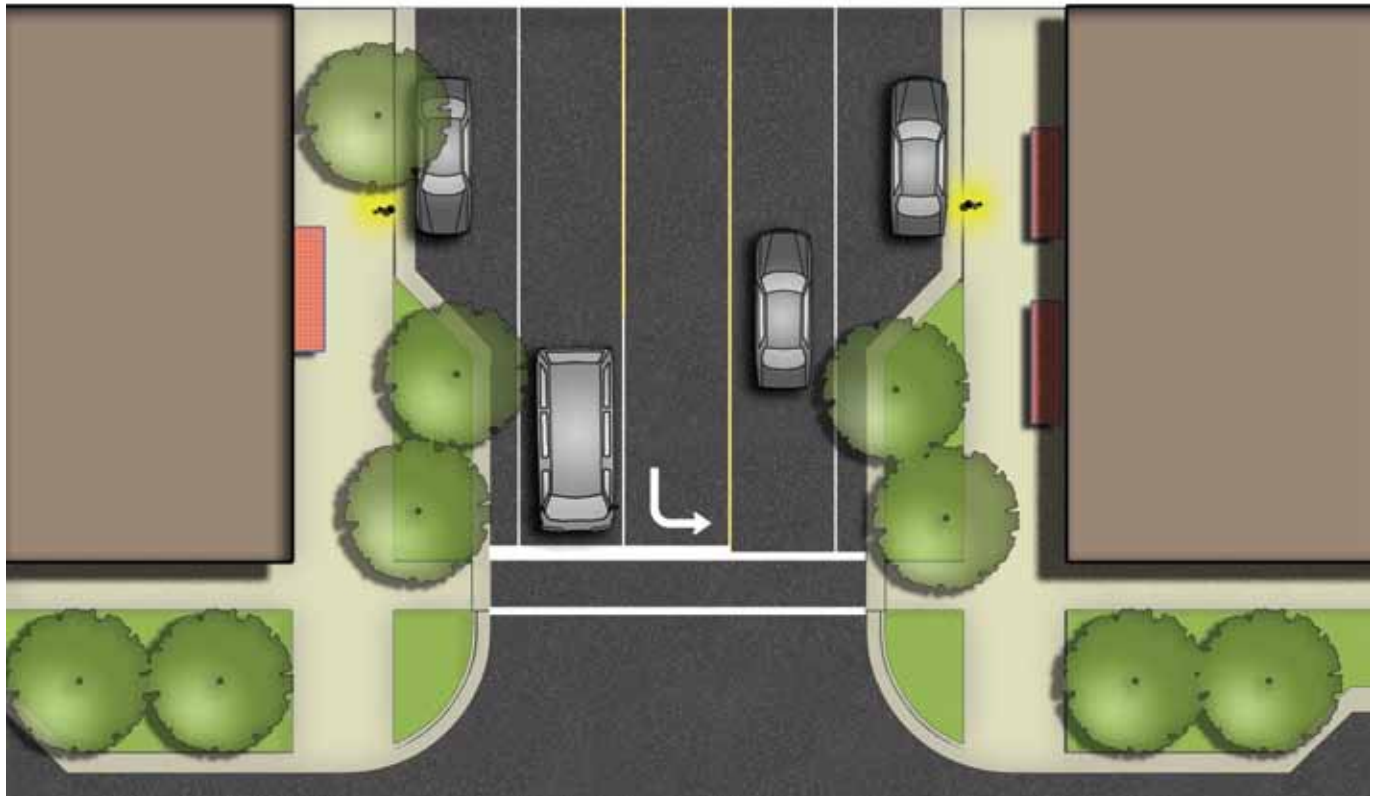

ROBERT STREET (PROPOSED 95' R.O.W.)

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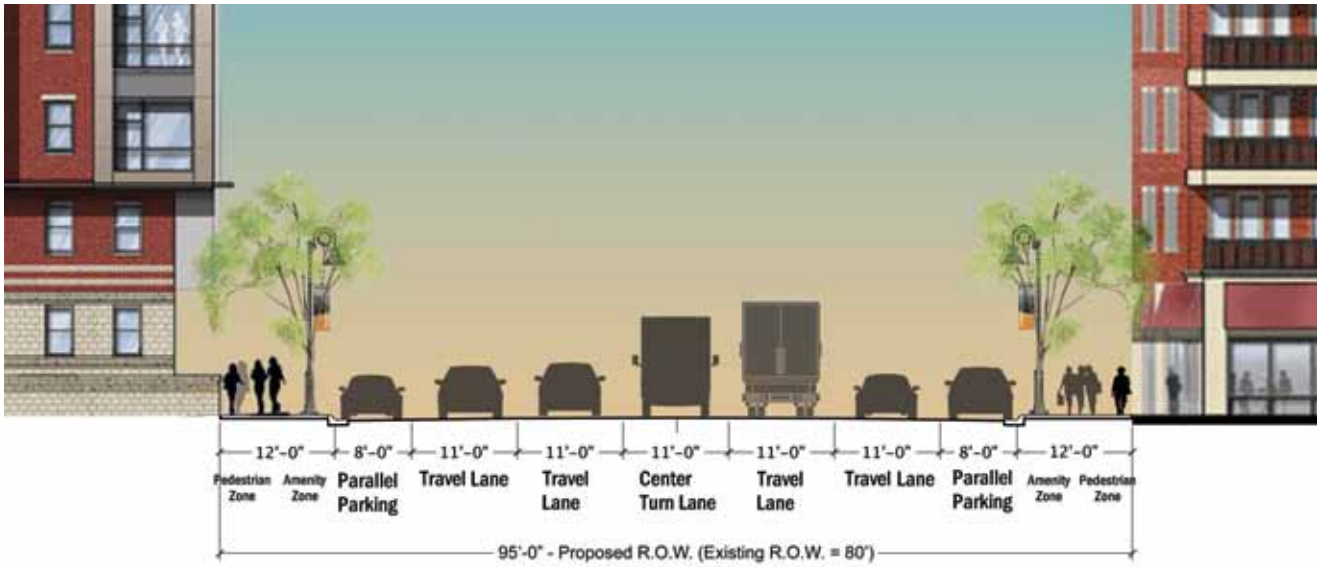

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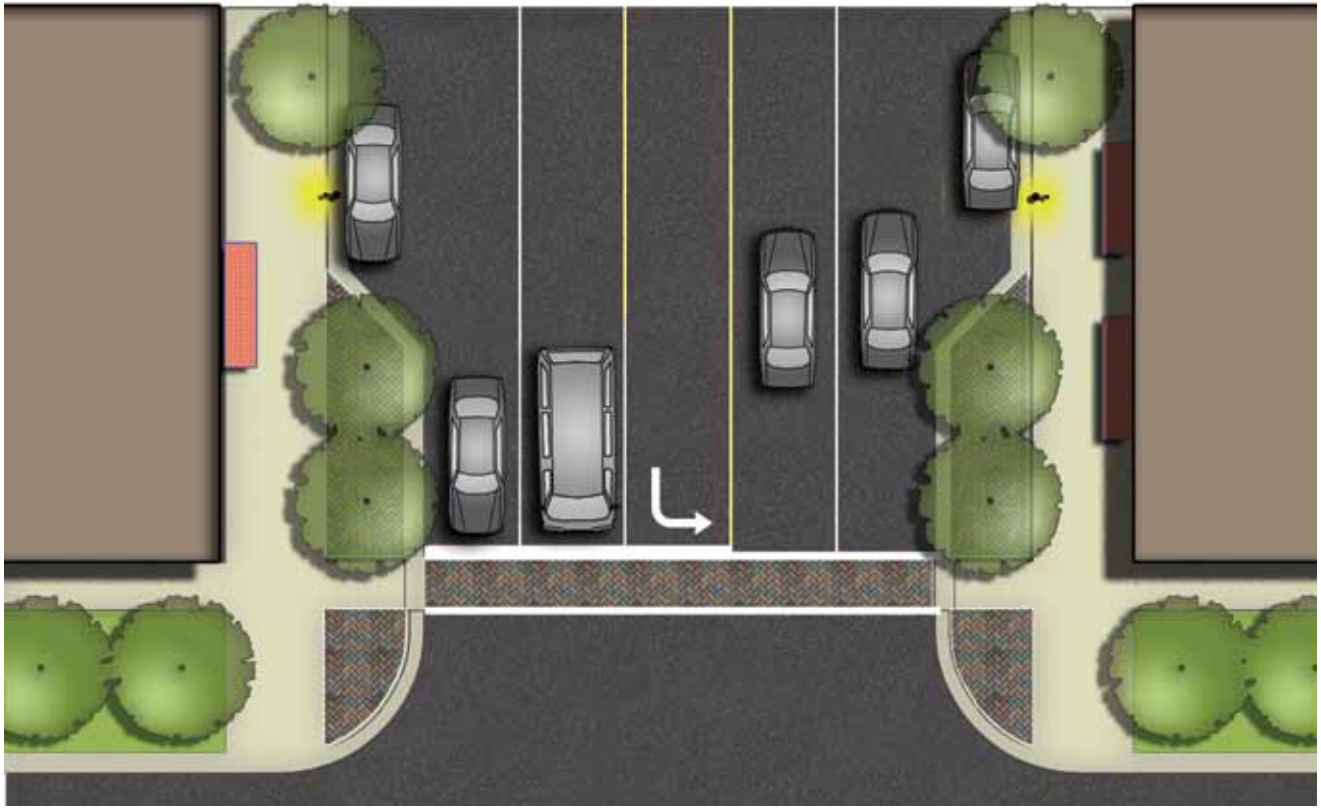

ROBERT STREET (PROPOSED 95' R.O.W. WITH STREETCARS)

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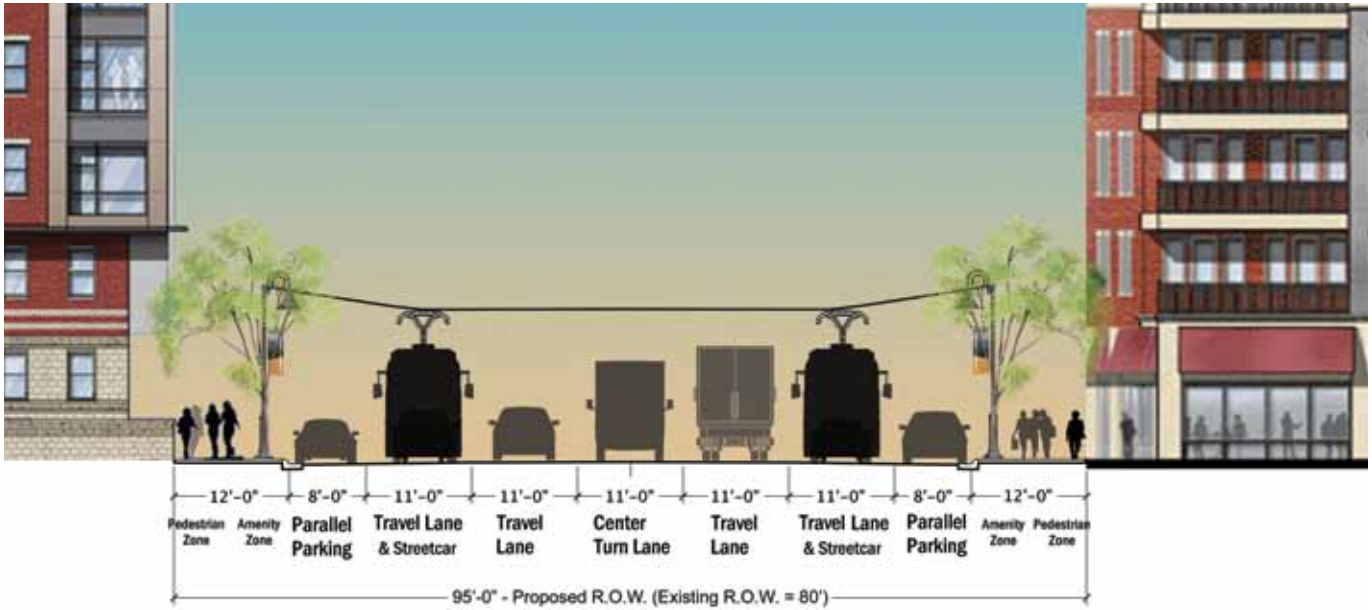

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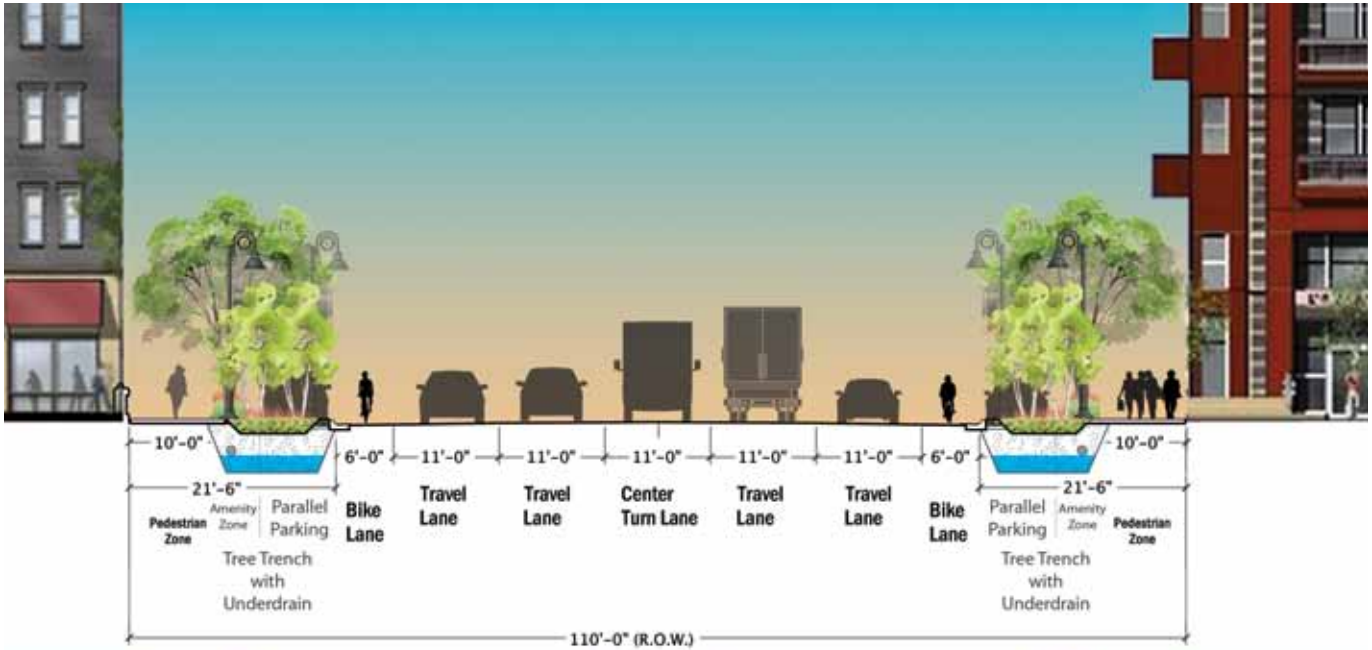
WABASHA STREET (EXISTING 100' R.O.W. WITH CENTERLINE MOVED TO CENTER OF STREET)

Section



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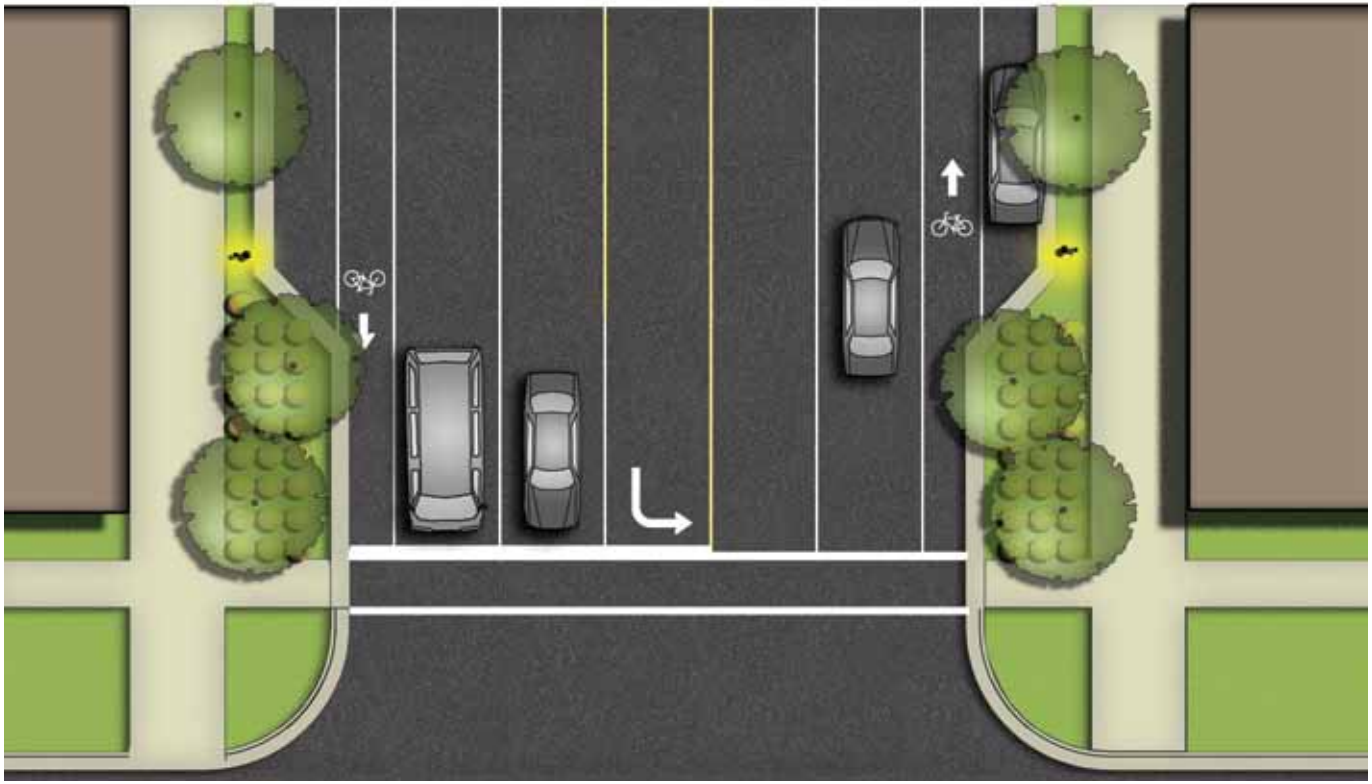

FILLMORE AVENUE (WEST OF ROBERT STREET WITH PROPOSED 70' R.O.W.)

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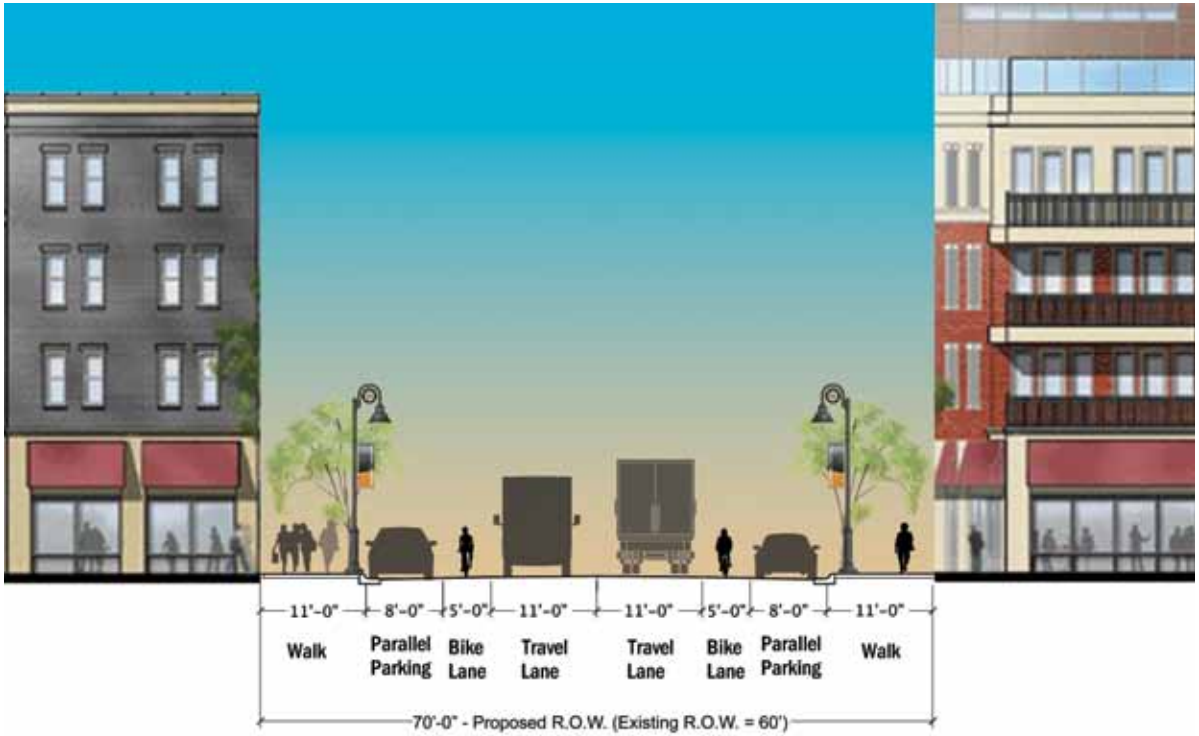

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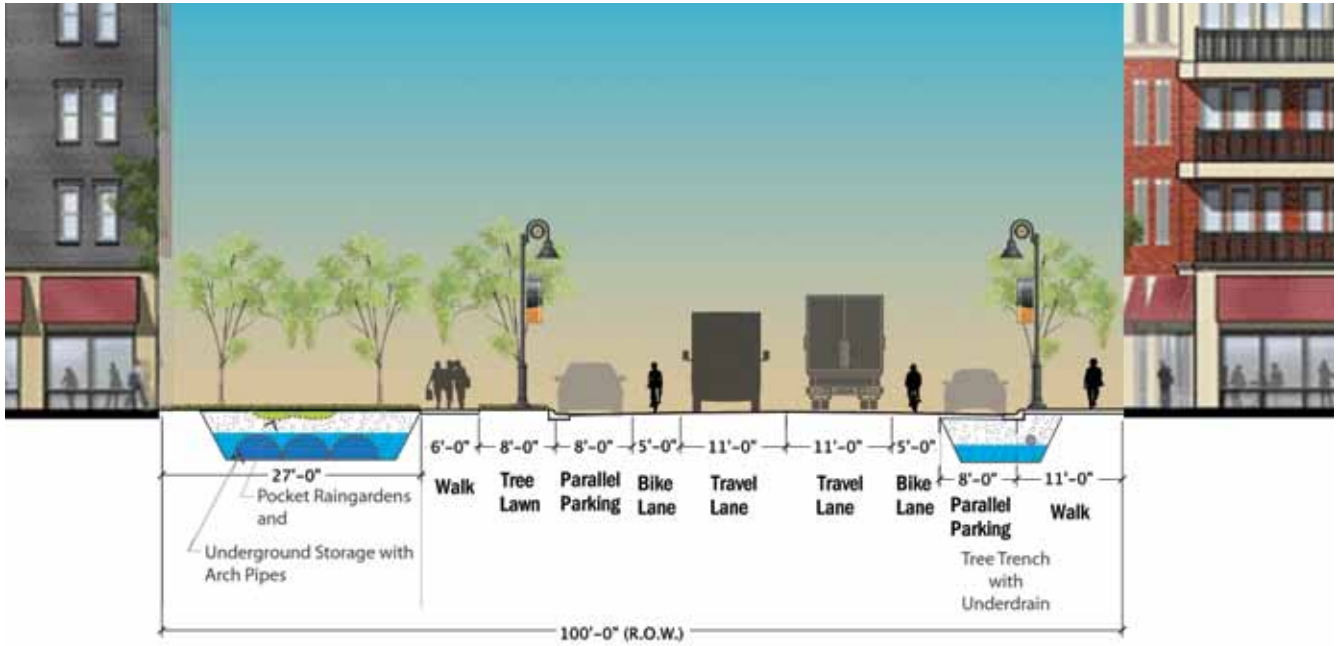

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PLATO BOULEVARD WITH CYCLE TRACK OPTION (EXISTING 110' R.O.W.)

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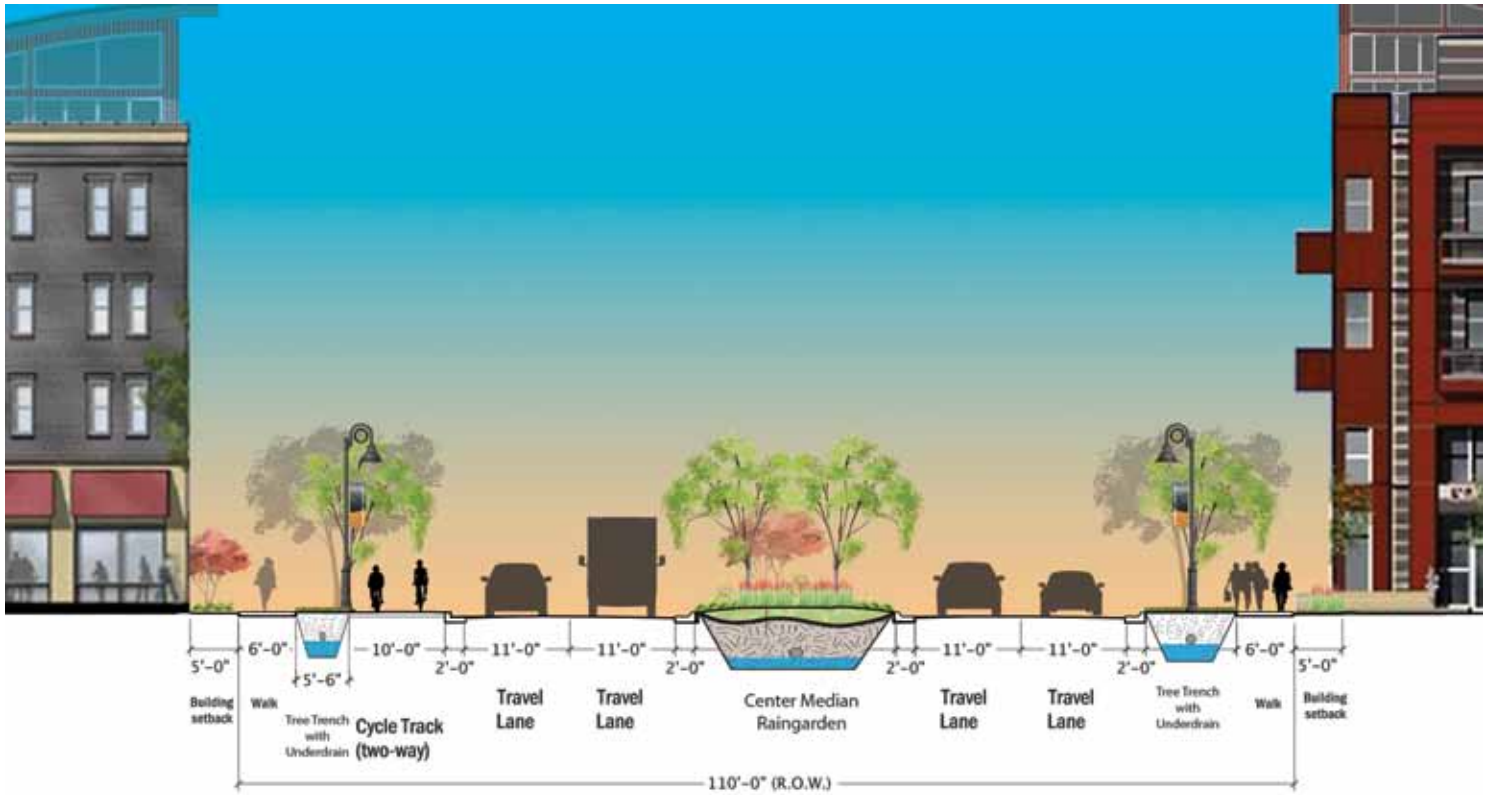

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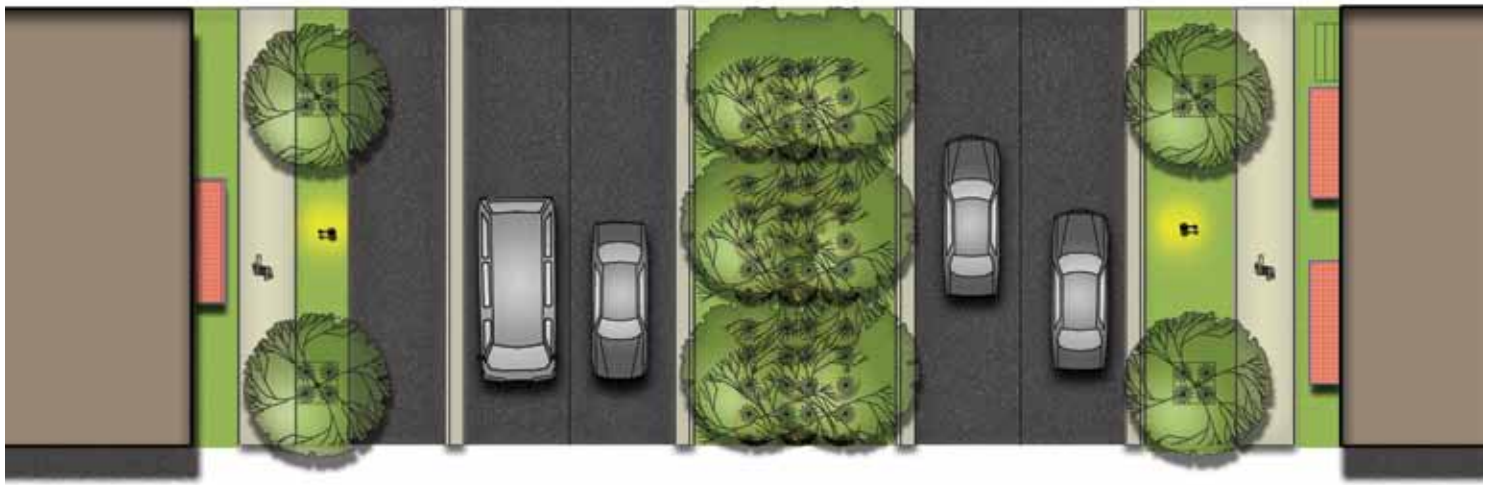

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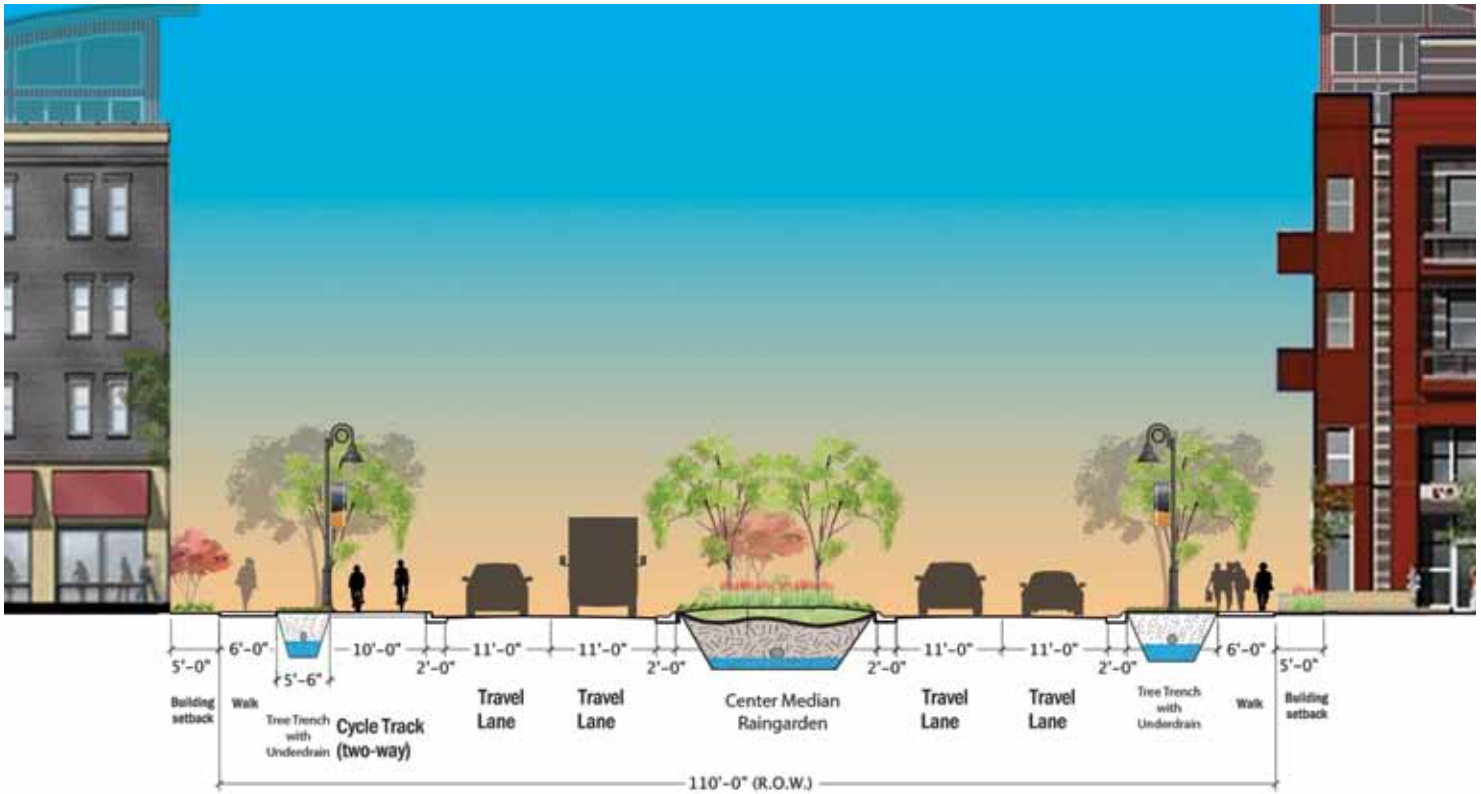

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STATE STREET (EXISTING 80' R.O.W.)

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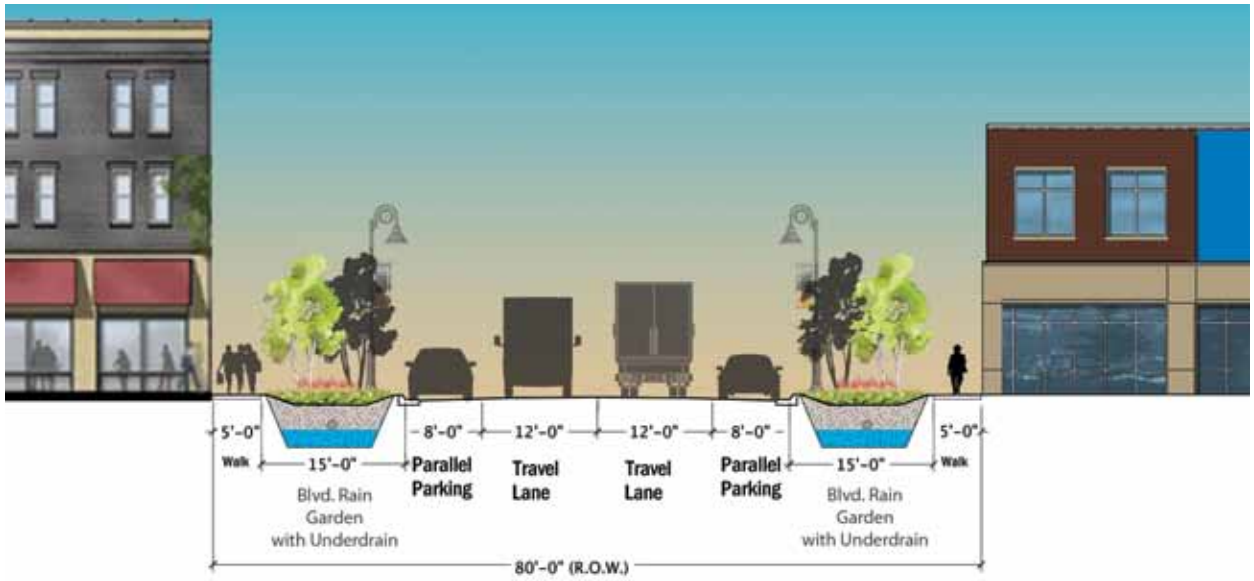

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EVA STREET (EXISTING 80' R.O.W.)

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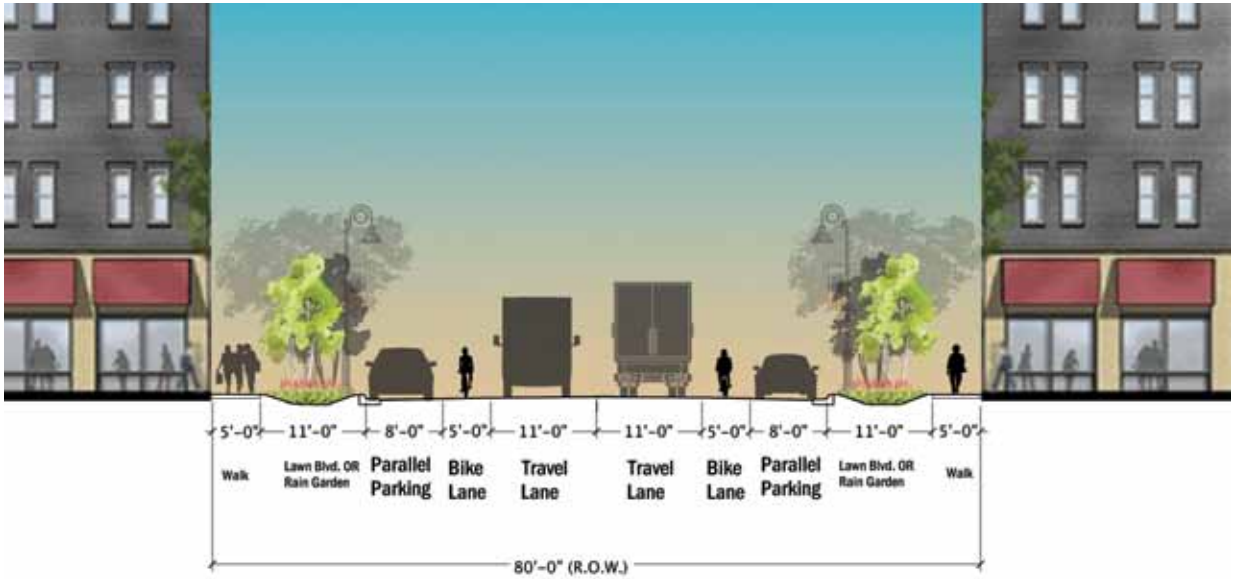

Plan

TYPICAL COMMERCIAL STREET (PROPOSED 60' R.O.W.)

Section

Plan

TYPICAL RESIDENTIAL STREET (PROPOSED 60' R.O.W.)

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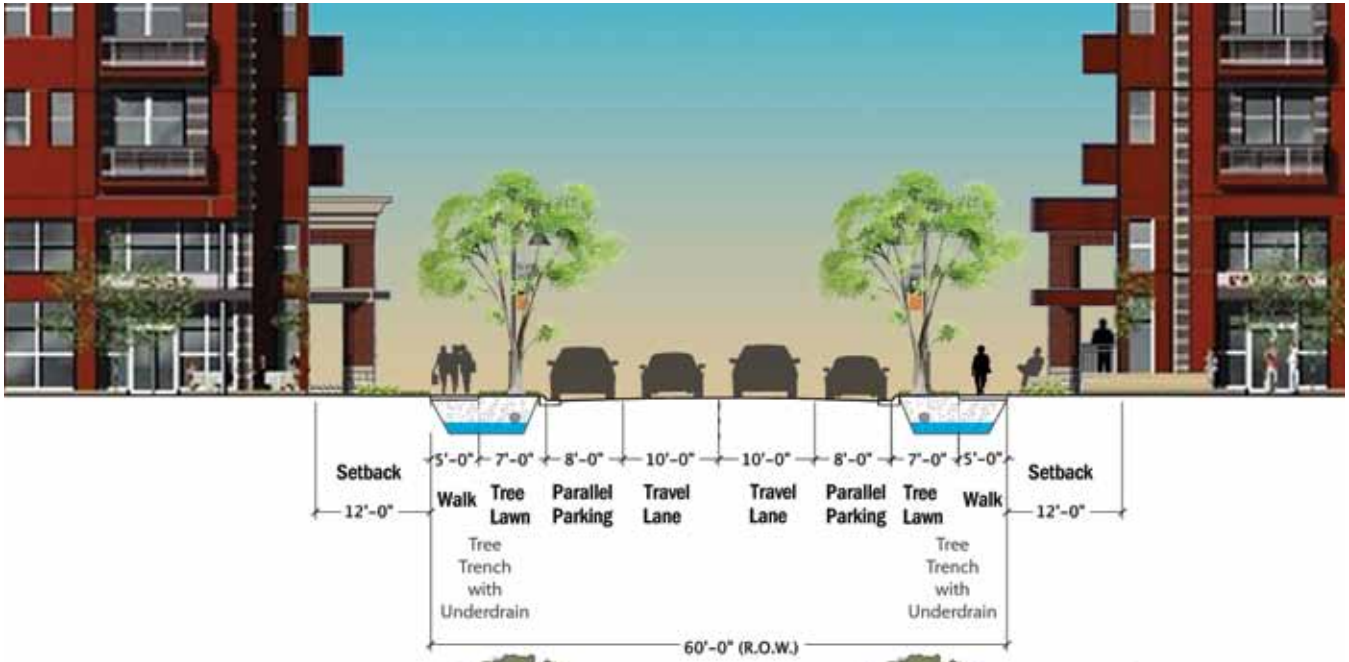

Plan

Pedestrian Facilities

1) On blocks in mixed-use corridors and along the riverfront esplanade, provide an expanded pedestrian zone to accommodate anticipated pedestrian traffic levels and allow for street furnishings, lighting, plantings and outdoor restaurant seating.

2) Minimize the number of curb cuts on sidewalks.

3) Provide frequent pedestrian connections to the riverfront esplanade and the linear greenway.

4) Provide curb bump-outs at street intersections, wherever feasible, to shorten crosswalk distances, calm traffic, provide areas for street furnishings/landscaping, and delineate limits of on-street parking.

5) Provide clearly marked walk/bike crossings at all arterial and collector street intersections with reflective paint, special paving materials, light signal and/or signage alerting motorists to the walk/bike crossing.

6) Provide pedestrian-activated countdown crossing lights at key signalized intersections.

Bike Facilities

1) Explore the potential for incorporating marked bike boxes for bicyclists at signalized intersections.

2) Provide frequent bikeway connections to the riverfront esplanade and the linear greenway.

3) Provide bike parking/storage facilities at or near public facilities (including civic buildings, parks, transit stations/shelters/stops) along mixed-use corridors and at other major destinations.

4) Promote development of free bike maintenance stations that provide amenities, such as a tire pump, tire air guage, tire levers, tools, etc., along major bike routes and at transit hubs.

5) Promote expansion of Nice Ride facilities at key destinations as redevelopment occurs.

Transit Facilities

1) Site and design transit shelters and stops as integral elements of the streetscape with features that use patterns and materials reflecting the character of the West Side Flats.

2) Encourage the provision of a shelter, seating, lighting and bike parking at major transit stops.

Landscaping

1) Plant street trees at regular intervals appropriate to the root structure and canopy of the tree species chosen.

2) Plant a minimum of two tree species per block face.

3) Install similar mix of street tree species and spacing on both sides of the street within a given block.

4) Plant native tree and plant species, whenever possible, to protect and restore the unique character and environmental qualities of the Mississippi River Valley, reduce maintenance, reduce carbon emissions, and reduce the urban heat island effect.

5) Plant low-maintenance/drought-tolerant plants and trees to reduce irrigation needs; consider allowing exceptions for higher-maintenance materials in areas with high pedestrian traffic and community gathering spaces.

6) Use structural soils where street trees are planted within a paved strip.

7) On mixed-use corridors and commercial streets, select plant materials that minimize visual obstruction of businesses facing the street.

8) Install flowering plants in hanging baskets or planters along mixed-use corridors and commercial streets to create a welcoming pedestrian environment and contribute to the unique identity of the West Side Flats.

9) Prohibit plant materials, fencing, or landscape improvements greater than 18 inches in height within sight lines of any street intersection or driveway.

10) Prohibit artificial plant materials.

Furnishings/Lighting

1) Place street furnishings (benches and seating, trash/recycling receptacles, bollards, bike racks, kiosks, etc.) at transit stops, building entry areas, parks, plazas, the riverfront esplanade, and along mixed-use and commercial streets.

2) Utilize a consistent design palette (style, materials and color) of street furnishings that are visually interesting and reflects the character of the riverfront esplanade, West Side, and Saint Paul to contribute to a strong sense of community identity.

3) Provide street furnishings that enhance the comfort, accessibility, safety, and functionality of the streetscape.

4) Utilize street furnishings that are made of durable materials, easily maintained/repaired, and are locally available, when feasible.

5) Install street light poles that accommodate banners, flower baskets, and holiday decorations that will improve the visual character and identity of the street.

6) Provide a mix of pedestrian-scale street light fixtures that complements the unique character of the riverfront esplanade, West Side mixed-use/commercial streets, and Saint Paul residential neighborhoods.

SITE DEVELOPMENT

General

1) Allow for and encourage a variety of complementary land uses as part of new development that enables a mix of housing, shops, and services within close proximity to employment uses, thereby reducing travel distances and vehicular trips, increasing non-vehicular travel (walking, biking and transit), and improving air quality.

2) Design sites, blocks and streets to encourage use of non-vehicular transportation alternatives, including walking, biking, transit, carpooling, carsharing, and electric vehicles; for example, bike racks/storage and electric vehicle charging stations should be considered for parking areas.

3) Encourage new development to use locally available building materials to reduce carbon emissions produced by the transport of the materials.

4) Encourage site development and building construction to minimize the amount of materials used on a given project. Development projects should seek to minimize waste to landfills and explore options to discard excess materials for local reuse. New development should utilize durable building materials with longer life spans.

5) Individual business operations should be planned and/or modified to ensure waste materials are sorted for recycling and reuse. Coordinate with the local waste management hauler to ensure facilities and resources are adequate to accommodate the recyclable materials generated from the business and industrial uses.

6) Landscaping material and organic waste should be composted or reused. Explore options to provide composting on individual project sites, a central district facility, or collected by the local waste management hauler.

Landscaping

1) Maximize the ratio of planted surfaces to non-planted surfaces to reduce unnecessary hard surface cover wherever possible.

2) Encourage landscaped plazas, courtyards and gardens.

3) Native plant and tree species are encouraged as part of new development to protect and restore the unique character and environmental qualities of the Mississippi River Valley, reduce maintenance, reduce carbon emissions, and reduce the urban heat island effect.

4) Encourage Landscaping along exterior building walls to provide shade and cooling.

Service, Delivery and Storage Areas

1) Locate service, delivery and storage areas so that views of them from adjacent properties, streets, open spaces and pathways are minimized.

2) Where feasible, utilize landscape and architectural screening to minimize visual impacts of service, delivery and storage areas.

3) Use signage to clearly identify service entrances to discourage the use of main building entries for service and delivery areas.

Water Conservation

1) Encourage the collection of rain water for irrigation and toilet flushing purposes. Consider the design and construction of harvesting facilities for recreation and other public areas.

2) Design site irrigation facilities with water efficient systems.

Lighting

1) Use building lighting only for safe illumination of building entries, service areas, and pedestrian/vehicle movement areas.

2) Lighting at building entries, service areas and pedestrian/vehicle movement areas should be limited to low wattage downcast or low cut-off fixtures that may remain on throughout the night.

3) Service area lighting should be confined within the service area boundaries and enclosure walls. No spill-over lighting should occur outside of the service or storage area. Lighting sources should not be visible from the street.

4) Accent lighting should be limited to indirect lighting of specific signage, architectural and landscape features only; lighting should not exhibit or advertise the buildings itself. Unshielded bulbs or exposed neon lighting should not be used to accentuate building signage, architectural and landscape features.

BUILDINGS

Building Placement & Setbacks/Frontages

1) Riverfront buildings should face and be built-to the riverfront esplanade edge.

2) Residential buildings should incorporate a transition zone between private space and the public sidewalk/riverfront esplanade. Possible transition techniques include a change in grade, stoop, stairway, porch, deck, or landscaping.

3) Recessed building frontages for front door entries, outdoor seating, plazas and public art are encouraged along mixed-use corridors and the riverfront esplanade.

4) Consistent setbacks should be maintained for all buildings on a block face in order to reinforce the scale and character of the street and to facilitate the ease of pedestrian circulation between uses.

5) Buildings located on corner lots of the riverfront esplanade and connecting streets/pathways should be oriented to both public rights-of-way.

6) Buildings adjacent to transit stations/stops should be placed to shape outdoor spaces/plazas.

7) Buildings located at key street intersections and viewsheds should have the appropriate scale and placement to create attractive and identifiable gateways.

8) Design buildings with the appropriate scale and placement to frame and enclose the street, which is achieved by providing building height that is proportionate to the width of the adjoining major street. A ratio of building height to street width of one-to-two creates a strong “room-like” street, while a one- to-three ratio provides good street definition and proportion. Shorter buildings of one story facing broad streets will not achieve the desired relationship.

Building Heights & Massing

1) Taller buildings are encouraged to be designed with stepbacks for upper stories to present a pedestrian-scale base at street level and the riverfront esplanade level.

2) Buildings should generally present a perpendicular orientation toward the riverfront and bluff face in order to frame views to and from the bluff face and riverfront.

3) Buildings should be sited and designed to frame views to and from the river valley from public rights-of-way.

4) Riverfront buildings are encouraged to incorporate courtyards facing the riverfront in order to prevent creation of a "wall" along the riverfront. These semi-public courtyards should be designed as active spaces, with windows overlooking them, well-defined building entrances, multiple entries, and sunlight penetration, to the extent possible.

5) Multi-tenant buildings should be designed with breaks in the building mass to allow pedestrian access between the front (street) and rear (parking) side of the building.

6) Building mass should reinforce the definition and importance of the street or open space.

7) Building massing should create an overall appearance of multiple structures, building fronts, and tenants along a block face. A single, large, dominant building mass should be avoided. Where large structures are required, mass should be broken up through the use of street level setbacks, projecting and recessed elements, upper level stepbackes, and similar design techniques. Changes in mass shall be related to entrances, the integral structure, and/or the organization of interior spaces and activities and not merely for cosmetic effect.

8) Buildings should be lower in height along the riverfront and increase in height as they approach Fillmore Avenue.

9) Buildings should be sited and design with a scale that maximizes views of the river valley.

Building Form & Façade

1) Building design and character should generally reflect the context of the West Side Flats being part of the West Side community, adjacent to the river, and across the river from downtown Saint Paul.

2) Building design and architectural features should result in buildings that are clearly a product of their own time. Creative interpretation of these development guidelines is encouraged to introduce contemporary architecture that creates a unique sense of place and neighborhood identity.

3) Each building should have one or more clearly visible and identifiable "front doors" that address all public streets, sidewalks, public open spaces, and semi-public courtyards (where relevant). Buildings along the riverfront esplanade should have "front doors" oriented to both the riverfront esplanade and adjacent public streets.

4) Ground floor residences that adjoin a public street or open space should provide direct resident access to the public street or open space.

5) Major building entries should be connected to sidewalks/riverfront esplanade by the most direct route practical.

6) Emphasize building entries through projecting or recessed forms, display windows, architectural detail, awnings, color, materials, lighting, and signage as appropriate.

7) Building design should emphasize a human scale at ground level, at entryways, and along street frontages through the creative use of windows, doors, columns, canopies, and awnings or other architectural elements.

8) Building facades should include multiple changes in building materials, parapet heights, fenestration, and other elements which create variety in the building façade.

9) Encourage the incorporation of functional balconies in buildings along streets and open spaces to create interest and variety of the building façade as well as put more "eyes on the street".

10) Buildings should be designed to enhance the overall pedestrian character of the street, such as providing edges or enclosure to the street and open spaces along it, creating linkages and gateways, reinforcing pedestrian connections as well as framing or terminating views.

11) Variations in a building's facade treatment may be continued through the structure, including its roof line and front and rear facades to reduce the perceived size of the building.

12) Blank exterior walls should be avoided. Where this is not possible, these walls should incorporate decorative features, such as architectural detailing, variations in building materials, art panels, murals, and plantings.

13) Roofscapes should be designed as important elements of new buildings, given the proximity of bluff-top neighborhoods (West Side and Downtown) that will be "looking down" on the West Side Flats.

14) Mechanical equipment should be installed, whenever feasible, on the building's roof so that it is not visible from public rights-of-way. Rooftop mechanical systems, and head houses for elevators and stairs, should be enclosed and concealed from view.

Building Energy Efficiency

1) Wherever possible, buildings should be sited, oriented, and designed to capitalize on solar exposure to lessen energy demands.

2) Buildings should be sited to minimize east and west exposures, where feasible, and incorporate overhangs and appropriate shading components to help minimize unwanted solar gains.

3) Buildings should be designed to incorporate and support passive heating, cooling and ventilation strategies in their design.

4) Explore opportunities to incorporate renewable energy sources including solar, biomass, geothermal and wind. Explore opportunities to install geothermal, solar and wind harvesting systems in development projects to off-set energy consumption and reduce carbon emissions. Explore opportunities to use solar and wind harvesting devices in public areas (i.e. along rights of way, within parks, and atop public buildings). Alternatively, consider creating an area within the industrial area dedicated to use by neighborhood scale biomass or other renewable energy sources.

5) Buildings should be constructed with water efficient utilities (e.g. toilets, sinks, showers, etc.).

6) For better energy performance, attempt to limit windows to 50% on any facade (for best performance, limit windows to 30%), taking into account other aesthetic and livability criteria.

7) If higher window-to-wall area ratios are desired, incorporate high performance windows or a double facade and optimize shading.

8) Target overall wall assembly R values between XX (ASHRAE minimum) and 35

9) Target overall roof assembly R values between 26 and 30.

10) Use an air-tight envelope to minimize uncontrolled infiltration.

11) Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.

12) Use clear glass with good insulating value (low U-value with low-e coating) for windows and doors. Mitigate unwanted solar gains with external shading and allow for passive cooling by natural ventilation.

13) Remove internal heat gains with other passive elements (e.g., natural ventilation).

14) Incorporate overhangs providing shading angles of 20°- 30° off vertical (measured from the bottom window sill to the edge of the overhang) on southfacing windows.

15) Incorporate operable external shading on east-, south- and west-facing windows.

16) Use thermal mass that is exposed to the conditioned space and combine it with other passive elements to achieve its full energy-savings and comfort potential.

17) Incorporate buffer spaces on all exposures whenever possible to optimize comfort and reduce both peak load and overall heating and cooling energy requirements.

18) Design for cooling by natural ventilation in all building types.

19) Optimize the effects of passive heating and cooling strategies by strategically combining passive elements. Incorporate as many passive design elements as possible to optimize comfort and minimize overall energy use.

20) Optimize building placement and configuration to achieve maximum energy performance.

21) Design buildings for long-term adaptability.

PARKING

a) The overall parking supply should be managed to meet the needs of both short- and long-term users.

b) Parking for new buildings should be provided in parking structures where possible, with a minimal amount of surface parking for visitors.

c) The shared use of parking spaces is encouraged.

d) Single-use parking structures are discouraged.

e) Public parking facilities should be easily accessible and identifiable. District signage should be utilized to identify public parking facilities.

f) Entrances to parking facilities should generally be located on secondary streets in order to maintain building continuity along mixed-use street corridors.

g) The presence of structured parking entrances should be minimized so that they do not dominate the street frontage of a building. Possible techniques include recessing the entry; extending portions of the structure over the entrance; using screening and landscaping; using the smallest curb cut possible; and subordinating the parking entrance to the pedestrian entrance in terms of prominence on the streetscape.

h) Above-grade parking structures should fit with the character of surrounding buildings through the use of complementary exterior wall materials, treatments, forms, articulation, fenestration, patterns, and colors. Even though these buildings store automobiles, they should appear to be part of a collection of neighborhood buildings along the street.

i) Above-grade parking structures should contain commercial/retail uses at street level.

j) Landscaping and other screening devices are encouraged to buffer parking structures at the street level from pedestrian view.

k) Design parking facilities to minimize impacts of vehicle headlights on residential units.

STORMWATER/WATER QUALITY

a) Design treatment of stormwater from public infrastructure (streets, sidewalks, parks, etc.) to meet new state and federal stormwater volume control standards.

b) Filter and treat stormwater runoff sufficiently to ensure that the resulting quality of water runoff into the Mississippi River does not have negative impacts on people's experience of the river esplanade.

c) Integrate the stormwater management system with the public streets and open spaces systems to provide unique public and private amenities and maximize use of valuable urban land for development.

d) Integrate regional stormwater treatment opportunities into park and open space areas, including the "green fingers", which complement recreational, multi-modal transportation, and ecological connections between the neighborhood and the river's edge.

e) Incorporate attractive rain garden and bio-retention systems to collect and filter stormwater in public spaces, including streetscapes, plazas, parks and parking lot islands.

f) Install non-traditional swales with natural meanders and stone check dams to slow stormwater runoff and create natural visual amenities for the neighborhood.

g) Install tree trenches as part of new and reconstructed streets with planted boulevards to improve stormwater management.

h) Incorporate porous pavers into hard surface areas to increase stormwater infiltration.

i) Plant stormwater pond edges with native plantings to discourage clustering of geese on sodded areas and contribute to restoration of the area's natural landscape.

j) Encourage the use of green roofs in new building construction to reduce the amount of stormwater runoff.

k) Promote the harvesting and reuse of stormwater for irrigation and toilet flushing purposes.

l) Design construction sites during the various phases of redevelopment to minimize impacts on water quality in stormwater drainage areas adjacent to the construction sites.

UTILITIES

a) As streets are reconstructed, existing above ground utilities should be relocated below ground within the public street rights-of-way whenever feasible.

b) Enhance the visual aesthetics of any above ground utility structures with landscaping, fencing or other approved screening devices.

c) Design any new visible utility structures, particularly water-related, with interpretive features that enable citizens to better recognize and understand the functions of public infrastructure and reinforce the West Side Flats' unique sense of place.

d) Locate above ground utility structures away from major pedestrian and gathering areas, building entrances, windows and stormwater drainage areas where feasible.

e) Consider extending recycled water service lines to the West Side Flats area and providing incentives to encourage new development to connect to recycled water lines for irrigation and other uses when feasible.

PUBLIC ART

a) Identify existing and create new spaces, such as parking lots, plazas, parks and temporary street closings that allow artists and audiences to interact in a participatory, temporary and somewhat unstructured manner. Public art events could include temporary festivals, street painting events, concerts, pageants, flea markets, etc.

b) Encourage use of undeveloped, underutilized and vacant spaces during the various phases of redevelopment in the West Side Flats for alternative and temporary art spaces. Involve artists in planning, design, construction, marketing, and maximizing these temporary public art spaces.

c) Engage artists to create a West Side Flats vibe by activating social spaces and visually enhancing areas that lack visual interest.

d) Collaborate with artists to identify innovative, unique and green approaches for the various phases of redevelopment in the West Side Flats.

e) Promote artists-in-residence as a strategy for establishing, integrating and maintaining a strong public art presence in the West Side Flats.

f) Promote the creation of signature public art works at gateway sites and other major destinations to create visible landmarks that draw attention from near and far, including from across the river and from the surrounding bluffs.

g) Embrace the river in public art works and programming as a way to increase visibility of and interest in the West Side Flats as a unique place.

h) Create pedestrian-friendly wayfinding as an integral component of the public art plan to encourage audiences to move from one area to another within the West Side Flats.

i) Involve artists in creating unique, customized public realm furnishings, such as seating, bike racks, tree grates, light fixtures, etc.

j) Use public art to tap into the West Side Flats' unique social and environmental history. Historical references can be manifested in a multitude of ways, from well-designed and informative signs or plaques to sculpted figures reenacting an historic scene to motion-activated speakers that offer a poetic narration.

k) Encourage demonstration projects that attract attention to what's going on in the West Side Flats, such as temporary visual and performance art events.

l) Use the City's public art policies and guidelines as tools for maximizing the potential of art projects in the public realm.

m) Leverage public-private partnerships for creating public art that enhances public infrastructure and open spaces to maximize synergy with other developers, both public and private.

n) Attract innovative funding sources from both the public and private sector to augment public art resources, such as partnerships with nonprofits and crowd-funding events.

o) Attract media coverage for the West Side Flats through innovative, colorful, or community-engaged public art projects.

p) Embrace new technology, such as Quick Response (QR) codes and geo-locational applications, that allows audiences to access information about public art and other events going on in the West Side Flats.

West Side Flats

MASTER PLAN & DEVELOPMENT GUIDELINES

DRAFT AUGUST 2013